* Case No. 89-293-XA Kenwood Associates Ltd. Part. Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

.

Petitioners herein request a special exception for living quarters in a commercial building, and variances to permit a building to building setback of 30 feet in lieu of the maximum required 60 feet, and signage totalling 180 sq.ft. in lieu of the maximum permitted 100 sq.ft., as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Thomas J. D'Alesandro III, Partner, and the Contract Purchaser, Public Stor e, Inc., by Cheryl P. Hamilton and Lisa Brigati, appeared, testified and were represented by E. Harrison Stone, Esquire. Also appearing on behalf of the Petitions was Anthony J. Corteal with STV/Lyons Associates. . .

Testimony indicated that the subject property, zoned B.R., consists of 1.214 acres more or less and is located near the intersection of Wise Avenue and North Point Boulevard. The property is bordered by a Bethlehem Steel right-of-way on the northwest side, a church and dwelling on the north, a bar/tavern on the southeast side and a manufacturing compamy on the west side across from the site on Wise Avenue. Petitioners propose constructing a mini warehouse facility with a manager's office and living quarters as depicted in Petitioner's Exhibit 1. Testimony profferred by Mr. Corteal indicated that the proposed use is permitted as of right in the B.R. zone and that the requested special exception for

living quarters is merely for Petitioners to provide on-site security at all times. Mr. Corteal testified the mini warehouse facility proposed is for public storage only. Further testimony indicated that all special exception requirements as set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) will be met by this project.

Testimony presented as to the requested sign variance indicated Petitioners propose installing two identification signs totalling 180 sq.ft. each, one facing North Point Boulevard and the other facing Wise Ms. Hamilton testified the sign proposed for North Point Boulevard will be 50 sq.ft. per side; the sign proposed for Wise Avenue will be 40 sq.ft. per side. Testimony indicated the size of the signs proposed is necessary due to the fact that the subject property faces two major streets. The Petitioner provided a rendering of the proposed sign identified herein as Petitioner's Exhibit A and a plan showing the intended placement of the two signs as set forth in Petitioner's Exhibit B. Further testimony indicated the requested building to building setbacks are necessary in order to develop the property as proposed. Petitioner testified to the requirements of Sections 307 and 502.1 of the B.C.Z.R. and indicated that the granting of the requested variance will not be detrimental to the health, safety or general welfare of the public.

It is clear that the B.C.Z.R. permits the use proposed in a B.R. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and

requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented. it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome:
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

pursuant to Sect 236.4.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested in the special exception and variances should be

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this // day of February, 1989 that the Petition for Special Exceptior for living quarters in a commercial building, and the Petition for Zoning Variance to permit a building to building setback of 30 feet in lieu of the maximum required 60 feet, and signage totalling 180 sq.ft. in lieu of the maximum permitted 100 sq.ft., in accordance with Petitioner's Exhibits 1, A, and B, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

JRH:bis

States of

/ Zoning Commissioner for Baltimore County

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

February 16, 1989



E. Harrison Stone, Esquire 102 W. Pennsylvania Avenue Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE NE/S Wise Avenue, 290' W of the c/l of North Point Boulevard 15th Election District - 5th Councilmanic District Kenwood Associates General Partnership - Petitioners Case No. 89-293-XA

Dear Mr. Stone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

> Very truly yours, J. Robert Spines . ROBERT HAINES Zoning Commissioner for Baltimore County

JRH: bjs cc: People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE OF BALTIMORE COUNTY

NE/S Wise Ave., 290' W C/L North Point Blvd., 15th Election Dist.; 5th Councilmanic Dist.

KENWOOD ASSOCIATES GENERAL : Case No. 89-293-XA

PARTNERSHIP, Petitioner

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Towson, Maryland 21204

Phyllis Cole Friedman People's Counsel for Baltimore County Peter Max Zimmerman Deputy People's Counsel Room 304, County Office Building

I HEREBY CERTIFY that on this 24th day of January, 1989, a copy of the foregoing Entry of Appearance was mailed to E. Harrison Stone, Esquire, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Cheryl P. Hamilton, Development Coordinator, Public Storage, Inc., 4707 Eisenhower Ave., Alexandria, VA 22304, Contract Purchaser.

887-2188

Seter Max Zimmerman

Property is to be posted and advertised as prescribed by Zoning Regulations. L or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Kerwood/Associates General Partnership Public Storage, Inc. (Type of Print Name) . Walumbra by Cheryl P. Hamilton Partner Developemnt Coordinator Thomas J. D'Alesandro, III 4707 Eisenhower Ave (Type or Print Name) Alexandria, VA 22304 City and State Attorney for Petitioner E. Harrison Stone (Type of Print Name) Baltimore, MD 21202 City and State 102 W. Pennsylvania Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted Cheryl P. Hamilton Towson, Maryland 21204 City and State Name 4707 Eisenhower Ave Attorney's Telephone No.: (301) 823-1800 Alexandria, VA 22304 (703) 370-2545 _____, 1958, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of JAN, 1989, at 9:10 o'clock

2.C.O.—No. 1

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section \$ 238.1. 238.2 and 102.2, so as to allow a building to building setback of 30' in lieu of the maximum required 60'; and Sect. 413.2f to permit 180 total square feet of signage in lieu of the permitted 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1.) Strict compliance with setback requirement would unreasonably prevent use of property for a permitted purpose and would be unnecessarily burdensome. 2.) Relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare are secured. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Kenwood Associates General Partnership Public Storage, Inc. (Type or Print Name) Jenus Daluarlos Chyl P thy Signature // Partner Signature Cheryl P. Hamilton Development Coordinator Thomas J. D'Alesandro III 4707-Eisenhower-Avenue--(Type or Print Name) Alexandria, VA 22304 City and State Attorney for Petitioner E. Harrison Stone -5-Light Street (301) 727-0114 (Type or Print Name) Janes Tu Baltimore, MD 21202 102 W. Pennsylvania Avenue Name, address and phone number of legal owner, contract purchaser or representative to be contacted Towson, Maryland 21204 Cheryl P. Hamilton Name 4707 Eisenhower Ave. (301) 823-1800 (703) 370-2545 Alexandria, VA 22304 ORDERED By The Zoning Commissioner of Baltimore County, this ____ of ______, 19.5 , that the subject matter of this petition be advertised, as required by the Zoming Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning County, on the 27th day of JAN, 1989, at 9:30 o'clock A.M.

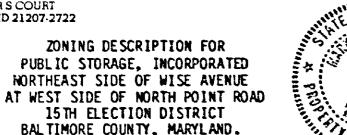
Zoning Commissioner of Baltimore County.

4x.293.88

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a living guarters in a commercial building

ESTIMATED LEXGTH OF HEARING -1/2PR. COVER AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

ENGINEERS ARCHITECTS PLANNERS 21 GOVERNOR'S COURT BALTIMORE MD 21207-2722



BEGINNING FOR THE SAME at a point along the northeasterly side of Wise Avenue (60 feet wide), distant North 69°06'00" West 290 feet from the centerline of North Point Boulevard, thence running along said northeasterly side of Wise Avenue.

- 1. North 69°06'00" West 246.68 feet, thence,
- 2. North 20°54'00" East 5.00 feet to a point on said northeasterly side of Wise Avenue (70 feet wide), thence along same,
- 3. North 69°06'00" West 359.47 feet, thence leaving Wise Avenue and con-
- 4. North 58°28'30" East 609.85 feet, thence,
- 5. South 14°17'04" East 158.50 feet, thence,
- 6. South 12°05'27" East 41.34 feet, thence,
- 7. North 62°36'36" East 158.00 feet to intersect the westerly side of North Point Boulevard (120 feet wide), thence along same, the two following courses and distances; by a curve to the right having,
- 8. A radius of 1,849.86 feet, an arc length of 72.37 feet, said curve being subtended by a chord bearing South 08°17'49" East 72.37 feet to a point, thence,
- 9. South 07°03'02" East 177.50 feet, thence leaving North Point Boulevard and continuing.
- 10. South 82°55'39" West 74.43 feet, thence,
- 11. South 51°59'13" West 72.61 feet, thence,
- 12. South 20°53'16" West 124.99 feet to the point of beginning . . . containing 4.5176 acres of land, more or less.

TOGETHER with a 40 feet wide easement for ingress and egress to North Point Boulevard, as described in Liber E.H.K., Jr. No. 5817, folio 801,

Mark A. Riddle

October 14, 1988

Md. Reg. Property Line Surveyor No. 244

STV ENGINEERS, Architects Engineers Planners Interior Designers. Professional Member Firms STV/Michael Lynn & Associates STV "Lyon Associates STV "Management Consul", ints STV "H.D. Nottingham, STV "Sanders & Thomas, STV / Seeilye Stevenson Value & Knecht

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 16 ..., 1989

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., appearing on

January 12 , 1989.

Special Exception + Veriones Petitioner Konwood Association Convert fortunghing Location of property: NELS Hiss Arm 790' W/ No Pla Blud.

Location of Signe Facing Wise Arm spores. 10 Fre modway or

Posted by Militales Date of return: 1/9/89 Number of Signe:

MOTES OF HEARING

quarters is a commercial building pursuant to Section 236.4, Variance: to allow for a build-ing to building setback of 30 feet

60 feet and to permit 180 total

square feet of signage in lieu of the permitted 100 square feet. So in the event that this Publics is granted, a building permit may be issued within the thirty (30) day

appeal period. The Zoning Com-missioner will, however, entertain my request for a stay of the is-suance of said permit during this period for good cause shown; Such request must be in writing and received in this office by the

date of the hearing sal above or

A ROBERT HAINES

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this Movember , 1988 . Partaership/L.O. Petitioner Public Storage, Inc/C.P. Received by: James E. Dwer
Chairman, Zoning Plans Petitioner's Attorney E. Farrison Stone Advisory Committee

> BALTIMORE COUNTY, MARYLAND No. 659490 OFFICE OF FIRE CE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 10-20-08 ACCOUNT R-01-615-000 AMOUNT \$ 200 . PROM. Prysten Miller Mc Lean & Reid
>
> Item # 172 POR Compercial 39 Ext Variance Filing Fre 8 B 670 **** 20000: a 2203F

> > BALTIMORE COUNTY, MARYLAND OFFICE OF FL CE - REVENUE DIVISION B 6 C61 9 5 : 207 5 /

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

Date: 1/30/89

E. Harrison Stone, Esq. 102 W. Pennsylvania Avenue Towson, Maryland 21204

Re: Petitions for Special Exception and Zoning Variance CASE NUMBER: 89-293-XA NES Wise Avenue, 290' W c/l North Point Blvd. 15th Election District - 5th Councilmanic Legal Duner(s): Kenwood Associates General Partnership

Contract Purchaser(s): Public Storage, Inc.

HEARING SCHEDULED: FRIDRY, JANUARY 27, 1989 at 9:30 a.m.

Dear Mr. Stone:

Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not

Very truly yours,

J. Robert Haines J. ROBERT HAINES Zoning Commissioner of Baltimore County

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 J. Robert Haines



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson. Maryland as follows:

Petitions for Special Exception and Zoning Variance CASE NUMBER: 89-293-XA NES Wise Avenue, 290' W c/1 North Point Blvd. 15th Election District - 5th Councilmanic Legal Owner(s): Kenwood Associates General Partnership Contract Purchaser(s): Public Storage, Inc. HEARING SCHEDULED: FRIDAY, JANUARY 27, 1989 at 9:30 a.m.

SPECIAL EXCEPTION: A living quarters in a commercial building pursuant to Section VARIANCE to allow for a building to building setback of 30 feet in lieu of the maximum required 60 feet and to permit 180 total square feet of signage in lieu of the permitted 100 square feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

ROBERT HAINES

Zoning Commissioner of Baltimore County cc: E. Harrison Stone, Esq. Public Storage, Inc. Kenwood Associates General Partnership BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

PO 08956

nea M25161

price \$ 45.31

case 89-295-XA

January 19, 1989

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Burrau of Department of State Roads Commissio Bureau of Fire Prevention Health Department Project Planning

Building Department

Board of Education

Industrial

Zoning Administration

E. Harrison Stone, Esquire 102 West Pennsylvania Avenue Towson, Maryland 21204

RE: Item No. 172, Case No. 89-293-XA Petitioner: Kenwood Arsociates General Partnership/Legal Owner Public Storage, Inc./Contract Purchaser Petition for Special Exception and

Dear Mr. Stone: The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Zoning Variance

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received. I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. DYER Dywhite Zoning Plans Advisory Committee

JED:dt Enclosures

cc: STV/Lyon Associates 21 Governor's Court Baltimore, MD 21207

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

November 25, 1988



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

ZAC - Meeting of November 9, 1988 Item Nos. 172, 175, 176, 177, 178, 179, 180, 181, and 182.

Dear Mr. Haines:

The Eureau of Traffic Engineering has no comments for item numbers (172) 175, 176, 177, 178, 179, 180, 181, and 182.

Traffic Engineer Associate II

ZONING OFFICE

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke

December 2, 1988

J. Robert Haines, Zoning Commissioner Office of Planning & Zoning Baltimore County Office Building Towson, Maryland 21204

Re: Property Owner: Legal Owner: Kenwood Assoc. Gen'l. Prtnshp. Contract Purchaser: Public Storage, Inc. Location: NE/S Wise Avenue, 290' W of c/1 of N. Pt. Blvd.

Dennis F. Rasmussen

County Executive

Item No.: 172 Zoning Agenda: Meeting of 11/1/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

14 12-2 4 8 APPROVED: Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

то	J. Robert Haines Zoning Commissioner	- Date	January 23, 1989	
FRO	Pat Keller, Deputy Director M Office of Planning and Zoning			

Zoning Petition Nos. 89-292-A (Tripec Assoc.); 89-293-XA (Brune); SUBJECT 89-294 (Manor Health); 89-296-A (Chamaral); 89-297-A (Alderman); 89-298-A (Catonsville Eaptist); 89-300-A (Hall); 89-301-A (Boegner)

The Office of Planning and Zoning has no comment on the above petitions.

PK/sf

JAN 25 1989
ZONING OFFICE

SUBJECT: COUNTY REVIEW GROUP COMMENTS

ROM: ZONING OFFICE

DISTRICT: 15c7

PROJECT NAME: Public Storage, Inc.

SW/S of North Point Blvd.

LOCATION: NE/S Wise Avenue and

REV.: REV.:

PLAN: 11/3/88

DATE: 12/1/88

REVISED PLAN KEY:

(X) COMPLIANCE WITH COMMENT CHECKED

(O) NON-COMPLIANCE IS CIRCLED

(BA) BE ADVISED (NOT NECESSARY FOR CRG
APPROVAL, BUT MUST BE ADDRESSED

PRIOR TO FINAL ZONING APPROVAL)

ADDITION'L COMMENTS ADDED LAST BY PLAN DATE

 On October 20, 1988 the following zoning petitions were filed in this office under Item #172 for Kenwood Associates General Partnership:

a. Variance from S.238.1+2 and 102.2 to permit between building setbacks of 30' in lieu of the required maximum of 60 ft., also S.413.2.f to permit 180 total sq. footage of signage in lieu of the allowed 100 sq. ft.

BALTIMORE COUNTY, MARYLAND

b. Special Exception for living quarters in a commercial building.

The petitions should be amended to include a detailed description of the variances - 5 at 30 ft. and 1 at 37 ft. in lieu of; also the itemized hearing requests and the Item # should be referenced on the plan. The zoning hearing plans should be updated as they are amended in the C.R.G. process. Final zoning approval would be contingent upon the outcome of the public hearing. (Amended at Pre-C.R.G. meeting.)

 Clarify all of the building designs with a profile including the height that would also clearly show the proposed structure that fronts on North Point Blvd. Also, clarify the area for living quarters proposed for a caretaker or manager. COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Public Storage, Inc.
DATE: 12/1/88
PAGE 2

3. Exp. d Note #9C to include the sq. footage of the office area and calculate the parking at 3.3/1,000 sq. ft. to be included in the total parking required. Note that all parking, maneuvering and driveway areas will be paved (indicate type) and permanently striped. Dimension the parking setback from the street R/W and include curbing or wheel stops in the parking area.

4. Reference the previous Special Exception Hearing Case #68-189-X for 4 (12' x 25') outdoor advertising structures at 2 locations granted on 2/19/68 by the Deputy Zoning Commissioner. Plot the Special Exception areas granted and completely describe the intended future use. If the Special Exception areas granted are to be used for another purpose, the change must be addressed at the public hearing.

 Update the zoning hearing plans with a larger vicinity map and include street centerlines and all setbacks from the street R/W. Show all building fronts.

W. CARL RICHARDS, JR.

scj

· mar-Pull File

ROYSTON, MUELLER, McLEAN & REID

SUITE 600

102 WEST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21204-4575

(301) 823-1800

TELECOPIER FAX (301) 828-7859

R.TAYLOR MoLEAN
RICHARD A. REID
E. HARRISON STONE
MILTON R. SMITH. IR.
C. S. KLINGELHOFER III
THOMAS F. McDONOUGH
LAWRENCE F. HAISLIP
LAUREL P. EVANS
KEITH R. TRUFFER

ROBERT 5. HANDZO EDWARD J. GILLISS C. LARRY HOFMEISTER, JR OF COUNSEL

CARROLL W. ROYSTON

H. ANTHONY MUELLER

JOHN L. ASKEW

January 31, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue

Re: <u>Item No: 172. Case No: 89-293-XA Kenwood Associates</u>
<u>General Partnership</u>

Dear Commissioner Haines:

Towson, Maryland 21204

Pursuant to your request at our hearing on Friday, January 27, 1989, I am hand delivering the following:

1. A revised plat, showing the location and dimensions of the signage for the property. As was presented at the hearing, the sign on Northpoint Boulevard will be 50 square feet on each side, for a total of 100 square feet. The sign on Wise Avenue will be 40 square feet on each side, for a total of 80 square feet. As alleged in our Petition, we are seeking a Variance so as to permit a total of 180 square foot of signage in lieu of the allowed 100 square feet.

 A picture of a typical Public Storage sign, which appears at the Petitioner's other sites. The dimensions for this sign are larger than the ones we propose.

If after reviewing the enclosed, you have any further questions, please let me know.

Thank you for your attention in this matter.

Sincerely yours,

E. Harrison Stone

EHS:dt 0787h Enclosures

BY-273XA

BY-273

